



## PLANNING AND ZONING COMMISSION COMMUNICATION

April 19, 2016

**SUBJECT:** Hold Public Hearing for Specific Use Permit Case No. 16-02-SUP, and Consider Recommendation for an Ordinance

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 16-02-SUP

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### **ACTION REQUESTED:**

Receive public input regarding the request for a Specific Use Permit on Andrew Huitt Survey Abstract 684, Tract 1102B, 414 W. Euless Blvd for a Place of Worship in Texas Highway 10 Multi-Use District (TX-10) and consider recommendation for an Ordinance.

### **ALTERNATIVES:**

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*.
4. Recommend approval of the request with modifications – *simple majority*.
5. Recommend denial of the request – *simple majority*.

### **SUMMARY OF SUBJECT:**

**Applicant:** Pastor Marvin “Bunky” Mitchell representing New Lives for Old

**Location/Zoning:** 414 W. Euless Boulevard, zoned Texas Highway 10 Multi-Use District (TX-10).

**Project Description:** New Lives For Old was granted a Specific Use Permit for a Place of Worship in March 2015. The Texas Highway 10 zoning district requires a Specific Use Permit for all places of worship. The congregation New Lives For Old has leased space at 414 W. Euless Boulevard. The building meets all code requirements to be used for an assembly use. Vehicle access to the site is provided from W. Euless Blvd., as well as from Vine Street on the west. The northern portion of this property is the location of the property

owner's primary business, Republic Tire, which has a pylon sign on the frontage of W. Euless Blvd. There are at least 20 parking spaces available to the church. When services are held on Sundays, Republic Tire is closed. City staff did not report any issues with the use during the introductory year of the Specific Use Permit.

The Development Services Group has reviewed and certified the application for a Specific Use Permit. Staff recommends approval with the following conditions:

1. Tied to the church pastor, Marvin "Bunky" Mitchell; and,
2. Tied to the church name: New Lives for Old; and,
3. The Specific use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

**SUPPORTING DOCUMENTS:**

- Draft Ordinance No. XXXX
- Application
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner